Extra No. 300

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The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXVI] **WEDNESDAY, JULY 16, 2025 / ASHADHA 25, 1947**

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar**,** 16th July, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/247 of 2025/UDUHD/WRT/e-File/18/2022/6008/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/145 of 2005/TPS-112004-4678-L, dated 31.03.2005 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 59 (Narol-Vatva) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation;

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 59 (Narol-Vatva) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in remarks column of redistribution statement of Case No. 6, 7/2, 8/2, 9, 10, 11, 12/1, 13/1, 13/2, 15, 16, 17, 18, 19/1, 19/2, 20, 21/1, 21/2, 22, 23, 24, 25, 27/1, 28, 29/1, 29/2, 30, 31, 32, 33, 34, 35, 36, 37, 52, 53, and 69.

2. The area and boundary of the Final Plot no. 4/2 admeasuring 42272 sq.mtr. is modified as Final Plot no. 4/2/1 admeasuring 15075 sq.mtr. and Final Plot no. 4/2/2 admeasuring 27197 sq.mtr. as shown in the accompanying plan and the Redistribution Statement.

3. The condition "અંતિમખંડ નં. ૪/૨/૧ ની માલિકી વાસાણી બિલ્ડર્સ નામની ભાગીદારી પેઢીના વહીવટીકર્તા શ્રી હરેશભાઈ આર વાસણીની રહેશે તથા અંતિમખંડ નં. ૪/૨/૨ ની માલિકી મે.બી.ગજેરાની રહેશે." is added in remarks column after sr.no. 2 of case no. 4 of redistribution statement.

4. The 12.00 mtr. wide T.P.Road earmarked as A-B-C-D is widen to 18 mtr. wide T.P.Road as shown in the accompanying plan.

5. The area, boundary, location and purpose of the final plots shown in column no.2 and its area shown in column no. 3, are modified as shown in column no.4 and 5 respectively of table given below and as shown in the accompanying plan and redistribution statement.

Sr. No.	As per Preliminary T.P. Scheme submitted		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
1.	1/1	63435	1/1	50651
2.	1/2	17570	1/2	18782
3.	83 (વાણિજ્ય હેતુ માટે વેચાણ)	23094	83 (વાણિજ્ય હેતુ માટે વેચાણ)	21881
4.	New Final Plot		88 (વાણિજ્ય હેતુ માટે વેચાણ)	12785
5.	5	15226	5	11420
6.	New Final Plot		87 (વાણિજ્ય હેતુ માટે વેચાણ)	3806
7.	21	11858	21	10379
8.	New Final Plot		89 (ઔદ્યોગિક હેતુ માટે વેચાણ)	1479
9.	24/1	10419	24/1	10419
10.	24/2	998	24/2	599
11.	49	2865	49	2270
12.	84 (ખુલ્લી જમીન)	154	84 (પાર્કિંગ)	749
13.	38	5160	38	5160
14.	39	9473	39	9473
15.	79 (વાણિજ્ય હેતુ વેચાણ માટે)	10057	79 (વાણિજ્ય હેતુ વેચાણ માટે)	9252
16.	80 (નેબરહુડ એન્ડ સિવિક સેન્ટર)	11760	80 (સોશિયલ ઈન્ફ્રાસ્ટ્રકચર)	10844
17.	81 (ઔદ્યોગિક હેતુ માટે વેચાણ)	11309	81 (રહેણાંકના વેચાણ માટે)	10425
18.	74 (નેબરહુડ એન્ડ સિવિક સેન્ટર)	-	74 (સોશિયલ ઈન્ફ્રાસ્ટ્રકચર)	-

Sr. No.	As per Preliminary T.P. Scheme submitted		Modified as	
	Final Plot Number	Final Plot area (Sq.mtr.)	Final Plot Number	Final Plot area (Sq.mtr.)
1	2	3	4	5
19.	78 (નેબરહુડ એન્ડ સિવિક સેન્ટર)	-	78 (સોશિયલ ઈન્ફ્રાસ્ટ્રકચર)	-
20.	73 (ઔદ્યોગિક હેતુ માટે વેચાણ)	-	73 (રહેણાંકના વેચાણ માટે)	-
21.	85 (વાણિજ્ય હેતુ માટે વેચાણ)	-	85 (પાર્કિંગ)	-

6. The Appropriate Authority shall execute the said preliminary scheme as provided for in the section 65(4) of the said Act.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
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